

COMMONWEALTH OF VIRGINIA

SENATOR MAMIE LOCKE, Chair
DELEGATE DANIEL MARSHALL, III, Vice-chair
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VIRGINIA HOUSING COMMISSION

SUMMARY

Virginia Housing Commission
September 18, 2013, 10:00 AM
Housing Room C, General Assembly Building

I. Welcome and Call to Order

Senator Mamie Locke, Chair, called the meeting to order at 10:07 AM.

Members in attendance: Senator Mamie E. Locke, *Chair*; Delegate Daniel W. Marshall, III, *Vice-chair*; Senator George L. Barker; Senator John C. Watkins; Delegate David L. Bulova; Delegate Rosalyn R. Dance; Delegate Barry D. Knight; Mark K. Flynn, *Governor Appointee*; T.K. Somanath, *Governor Appointee*; and Laura D. Lafayette, *Governor Appointee*.

Staff: Elizabeth Palen, *Executive Director of VHC*

II. Advancements in Overcoming Homelessness in Virginia

- **Robert Sledd, Advisor to the Governor:**
 - [Please see the attached link.](#)
- **Del. Dance:** You mentioned 60 organizations. Do we have a list of these?
 - **Sledd:** We can provide that for you.
- **Del. Bulova:** These statistics go back to 2010, is there information available from around 2008?
 - **Sledd:** Numbers did not go up dramatically during the recession, as you would expect them to. Virginia is the model now for how one should address homelessness.
- **Del. Bulova:** Prisoners coming out of jail present a target of opportunity with regard to avoiding prisoner reentry. Have you coordinated on the health care side?
 - **Sledd:** Yes. Most people coming out of prison are without a plan, what will they do on the outside? There is generally a transition period of six months. People do not get ID's, and that fosters difficulties getting jobs and finding places to stay.
- **Mark Flynn:** What can the Housing Commission do to facilitate these activities?

- **Sledd:** We would like you to be advocates, and perhaps allocate funds.
- **Sen. Barker:** We are reducing prison population. The prison aversion program is having a significant impact, too. I hope that the 16% decrease is only the tip of the iceberg in terms of what we can do as a legislature.
- **Lafayette:** How dependent is Rapid Re-housing dependent on vouchers?
 - **Bill Shelton:** Not very dependent.
- **Lafayette:** If we can publicize this, we could be more successful.
 - **Sledd:** I hope that in the next administration we will continue to set goals.

III. Work Group Reports

Affordability, Real Estate Law and Mortgages

- Real Estate Board, Death or Disability of a Broker (HB 1973, Delegate S. Surovell, 2013)
 - This topic will be discussed at a meeting in the future.
- Service Members Civil Relief Act and the Virginia Residential Landlord Tenant Act
 - **Chip Dicks, Virginia Association of Realtors:**
 - Regarding the Service Members Civil Relief Act and the VRLTA, we were unable to engage with service groups, and decided not to act on this topic at this time.
 - The Service Members Civil Relief Act does not mention geographical distance, while the VRLTA provisions for lease termination include a 35-mile radius. Federal preemption only applies only when federal law clearly triumphs state law.
- First Time Home Buyer Savings Account (HB 1868, Delegate T. Greason, 2013)
 - **Chip Dicks:** The Bankers Association was concerned with policy regarding this bill. Realtors believe that if you do not receive a deduction for the fund and are able to put that money in an investment account it would be a good program for consumers. Tax department deduced that would have a nominal fiscal impact, while a deduction would have a massive fiscal impact. We would like to have a structure in place for a growth free account. The bankers and realtors agree on the language, but the bankers would like to continue to develop policy. The workgroup has not made an official recommendation on this proposed bill.
- Local Real Property Tax in Certain Service Districts (HB 2131, Delegate M. Keam, 2013)
 - **Palen:** Of the housing developments included in the taxing service district, the residents want just business owners to be taxed, and the businesses want everyone to contribute. There has not yet been a resolution.

- Fair Housing Act; Addition of Source of Income (SB 1224, Senator M. Locke, 2013)
 - **Palen:** We are having a sub work group meeting to discuss the addition of source of income to the Fair Housing Act.

Common Interest Communities (CIC)

- Rules/Regulations
 - **Del. Bulova:** Discussion involved the Supreme Court Ruling to impose a fine by the CIC Board. The fact that HOA declarations require a supermajority to make any changes. We are currently fact finding to get a handle on impacts of the issues. There are no specific posed fixes presented. We have invited stakeholders to see if anything will be introduced in the session. If nothing, we can look into how to be more proactive.
 - Senator Black's bill regarding control period was referred to the CIC. Senator Cosgrove made the decision not to continue discussion of the issue, which we can bring back if desired.

Housing and Environmental Standards

- Statewide Fire Prevention Code; Changes Authority from DHCD (SB 822, Senator P. Puckett, 2013)
 - **Palen:** We will discuss this issue for the third time at this afternoon's Housing and the Environment meeting; the current Building Code revisions may adequately address this issue.
- Uniform Statewide Building Code; if town does not elect to enforce, county shall enforce (HB 1574, Delegate R. Minchew, 2013/SB 1239 Senator H. Herring, 2013)
 - **Palen:** Regarding the town and county endorsements of building codes, two pieces of legislation have been proposed.
- Generators in High Rise Apartments
 - **Palen:** We have discussed generators for those living in high rise apartments during power outages, but do not yet have a solution for this problem.
- Adaptive Flooding
 - **Palen:** We will be discussing this for the first time this afternoon during the Housing and the Environment Workgroup meeting.

Neighborhood Transitions and Residential Land Use

- Building Revitalization Grant Fund (SB 748, Senator W. Stanley, 2013)
 - **Del. Dance:** The bill encourages the reuse of old buildings to create new businesses. We discussed how to improve the bill and have a draft on the way.

- Electronic Security Systems, Registration for Sales (HB 2302, Delegate J. Cosgrove, 2013)
 - **Del. Dance:** We discussed the topic in the first meeting, but did not the second time we met, as Del. Cosgrove was not present. This is an issue we will continue to work on in later meetings.

IV. Public Comment

- **Ronda DeSplinter**, *Kingstowne Residential Owners Corporation*, We are represented by Senator Barker. I wanted to follow up on the Commonwealth and Community Development meeting in June. Thank you.
- **Bill Marr**, *VALAL*: Thank you for listening to us. Delegate Bulova mentioned the possibility of legislation, we will be coming forward and are looking forward to working on that with you.
- **Sen. Locke:** asked if those in the audience had any other thoughts or concerns.

V. Adjourn

- Upon hearing no further comment, **Sen. Locke** adjourned the meeting at 11:03 AM.